



Council Newsletter

CITY MANAGER'S NOTES January 11, 2018

Upcoming Council Meetings

City Offices will be closed on Monday, January 15, 2018, in observance of Martin Luther King Jr. Day.

City Council will meet on **Tuesday, January 16, 2018**. A Study Session will begin at 5:00 p.m. in the Community Room. The Regular Meeting will begin at 7:00 p.m.

City Council will next meet on **Monday, January 22, 2018**. A Study Session will begin at 6:00 p.m. in the Community Room.

Informational Items

The following attachments are in response to City Council requests, as well as other informational items.

1. Englewood Herald article: Jefferson aims to keep giving back to community
2. Community Development Newsletter – January 2018
3. Calendar of Events
4. Tentative Study Session Topics
5. 2017 Update to Council – Alliance for Commerce in Englewood

Jefferson aims to keep giving back to community

Still-young Englewood native shifts from mayor to municipal judge

Posted Monday, January 8, 2018 10:43 am

Ellis Arnold

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Englewood Municipal Judge and former Mayor Joe Jefferson still answers the phone at his mother's Chinese restaurant, the Twin Dragon on South Broadway.

"I don't have any choice," Jefferson, 38, laughed. He doesn't work as much as he used to, but he still helps his mom out with the business and sometimes even delivers food.

In the 1980s, the Twin Dragon often had a line of people pouring out of its front door. That's Jefferson's favorite memory, from back when he was a child, of the place where his mother — who was born to Chinese parents in North Korea — lived the American dream, he said.

He didn't know it then, but that foundation would point his life in a direction of service to the city where his mother achieved so much success.

'Welcomed in Englewood'

Despite coming from outside the United States in the mid-1900s, Jefferson's mother, Shiou Yun Wang, now 69, was always accepted in Englewood, Jefferson said.

"She lived the American dream right here in Englewood, Colorado," Jefferson said. "So I felt (like I should) give back and lift a community up."

Jefferson's about as local as local gets — he was born at Swedish Medical Center and runs a legal practice right next to his mom's restaurant — but initially, he was far from considering a run for public office in Englewood.

"In law school, I started getting a little civic-minded," said Jefferson, who graduated from Cornell University in New York and studied law at the University of Denver. Before DU, he worked as a broker at Morgan Stanley in downtown Denver. "Initially, it was just volunteering with the city."

He started on the Keep Englewood Beautiful Commission, which volunteers to support environmental quality of life, when he was a law student. Shortly after, in 2007 — still a law student — he won a race to become an Englewood city councilmember for District 1, the northwestern part of the city.

"I started to realize," Jefferson said, "I had something valuable to contribute."

His mother's immigrant history gave him a perspective of gratitude for the opportunities that the local community gave his mom. Wang was born in North Korea after her family was forced to leave China during World War II. She grew up in South Korea, went to college in Taiwan and got a master's degree in Japan.

Wang bought the Twin Dragon around 1977 after coming to the U.S. Jefferson said his business acumen and desire for success came from his mom, who built a decades-deep name for her restaurant — it's won accolades from 7News KMGH and Westword and 5280 magazines.

"I encouraged him (to volunteer and serve) with the city," Wang said. I "felt like I was always an outsider, not an insider. So I wanted Joseph to be involved. Plus, I think, (in) my age in Asia, as a woman, we couldn't do a lot of things. I feel like it was part of my dream, too."

Becoming a leader

Now, Jefferson's gone from a volunteer to becoming mayor in 2015, and on Jan. 8, he took the oath as municipal judge. And observers and insiders alike say Jefferson has been successful in his leadership.

"Joe carried on the need for improvement and growth in Englewood established by former mayors," said Randy Penn, mayor of Englewood from 2011-15. "He was very strong in the city's financials as well as continued work with other" mayors and cities.

Doug Cohn, a member of the Englewood Historic Preservation Society, said the Englewood City Council has become increasingly divided in recent years but that Jefferson has learned to keep order while allowing everyone to express their views.

"In more recent times, he has asserted his power as mayor to focus the opposing views and oversee more orderly meetings," Cohn said.

Jefferson's always been a team player, said Laurrett Barrentine, Englewood city councilmember.

"Joe has an amazing work ethic — I'm sure he has his mother to thank for that," said Barrentine, who said Jefferson has kept a "great sense of humor" through all his work on city council. "As mayor, he was tireless in representing the city.

"Every month, (he) held a District 1 meeting so he could discuss issues and concerns with the citizens. I understand in the 10 years he served District 1, only one meeting was ever canceled. That takes dedication," Barrentine added.

Councilmember Linda Olson said Jefferson is well prepared for his new position.

"He has had to navigate contentious meetings and perspectives, which should serve him well as he moves into the judgeship," Olson said.

Lifting Englewood up

As Jefferson will tell you, Englewood's image is on an upswing.

There was the new Englewood Block Party that brought thousands to the historic 3400 block of South Broadway in October. Better communication with residents. The first "state of the city" address in Englewood history. Even the city's new magazine is part of the shift, Jefferson said.

"All of that communication has had the net accomplishment in 2017, which is improving perceptions in 2017 of Englewood as a place to do business," Jefferson said. "I think what all of those things have done is highlight points of pride and hope for our future."

But behind the scenes, Jefferson wants to improve the city in a less visible arena: How Englewood residents interact with their municipal court. Now, he'll finally get the chance.

"Priority number one — I think it's technology," Jefferson said. I "know we're budgeted for some improvements in the court," and "I hope (they) have some outward-facing functions, such as paying a traffic ticket online."

Making the court more accessible is a main goal — making the court docket, or schedule, available online along with other information to improve appearance rates is another target for Jefferson.

He chose law as a study because he wanted to "help and empower people," he said.

That idea comes through perhaps most strongly in Jefferson's vision of "restorative justice" in Englewood's court — looking for opportunities for youth offenders "to make right where there was a wrong." If a young person sprays graffiti, for example, their punishment would be graffiti removal to teach them the damage of their actions— or other targeted community service.

"I want to create more local options in the city — in the community where (the offense) took place," said Jefferson, who aims to work with neighboring cities to consider what the program would look like.

Weeks ahead of stepping into the position, he was learning from Vincent Atencio, Englewood's previous municipal judge.

"The main purpose of a court is to deter and punish crimes and not necessarily to generate revenue," Jefferson said on what he's picked up from Atencio. He added that garnering large amounts of revenue from traffic tickets isn't what a court is for. "I like the idea of focusing on this kind of reminder of why we're here in the first place."

Jefferson's task now is to make his campaign slogan, "justice with dignity," a reality.

For someone who's built trust with the community for more than a decade, that shouldn't be too hard. Wang recalls how his growing up in her restaurant made Jefferson into a down-to-earth citizen who can connect with everyday people in Englewood.

"They know him," Wang said. "He's like family."

DEVELOPMENT

Broadway + Acoma Lofts | 3401 South Broadway

Project: 110 residential units; 11,000 square feet retail/commercial space; covered and surface parking

- The South building is 100% leased and residents are occupying the building.
- **The North building received a temporary certificate of occupancy on December 21, 2017.**



1050/1090 West Hampden Avenue

Projects: 1050 West Hampden Avenue – 52,000 square foot Earth Treks climbing/fitness facility
1090 West Hampden Avenue – 650 units of indoor self-storage

- The applicant withdrew their PUD application for the middle portion of the property (the parking lot), and submitted an application for a minor subdivision.
- 1090 West Hampden Avenue: CubeSmart Self-Storage is now open.

3555 South Clarkson Street ➡

Project: 6-story assisted living and memory care facility

- **Foundation and building permits have been approved but not yet issued.**
- **Buildings have been demolished to prepare for new construction.**



600 West Bates Avenue ➡

Project: Artist Studio

- Construction continues.

3325 South Santa Fe Drive

Project: Indoor self-storage facility

- Building permits are under review.



Iron Works Village | 601 West Bates Avenue ➡

Project: 136 townhomes, condominiums, and single-family, for-sale units

- Foundations are being poured.
- Construction continues.



Iron Works Village | 2828 South Fox Street

- Construction continues.



Hilltop Flats | 3800 South Broadway

Project: First floor retail; 2 story residential; comprising 9 apartment units

- A building permit, applied for on August 31, 2017, is under second review.

506 East Hampden Avenue

Project: A proposed multi-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The plan also proposes self-contained parking, offering valet parking and 325+ parking spaces in a covered structure.

- A formal PUD application submittal is pending.

3570/3576 South Logan Street ➡

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- Construction continues.



1327 West Tufts Avenue

Project: Proposed Planned Unit Development for five duplex structures

- A neighborhood meeting is scheduled for Thursday, January 18, 6:00 pm, at the Englewood Malley Center. The applicant will present plans for the development and seek input.

Swedish Medical Center

Project: Parking Garage

- A building permit resubmittal is under review.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

- At the January 3, 2018 meeting, ACE met with Marcia McGilley, Executive Director of the Aurora-South Metro Small Business Development Center (SBDC). Ms. McGilley discussed the City/SBDC partnership and upcoming training and consulting opportunities. ACE discussed the visitation packet and materials including sponsorship opportunities through the City of Englewood. ACE finalized a memorandum to City Council, which provides an update on the committee's 2017 activities and accomplishments.

Board of Adjustment of Appeals

- On December 13, 2017 the Board granted variances for a detached garage encroaching into the front and side setbacks and a front porch encroaching into the front setback. Property Address: 2750 South Emerson Street
- On January 10, 2018, the Board granted a variance to exceed the maximum lot coverage for an office use in an MU-R-3-A zone district. Property Address: 3700 South Inca Street

Englewood Urban Renewal Authority

- Members held their annual meeting on January 10, 2018 and conducted elections for Chair and Vice Chair.

Keep Englewood Beautiful

- Holiday Lighting Event: Awards were presented at the January 2, 2018 City Council Meeting.

Historic Preservation Commission

- The Commission attended the Englewood Historical Society holiday reception on December 13 in lieu of a December meeting.

Planning & Zoning Commission

- A public hearing on the 3333, 3323, 3717 South Pearl Street Planned Unit Development was held at the January 2, 2018 City Council meeting. First reading is scheduled for Tuesday, January 16, 2018.
- A study session on Accessory Dwelling Units is scheduled with City Council on January 22, 2018.

SPECIAL PROJECTS

Broadway-Mansfield Enhanced Safety Crossing Project

- Preliminary design work has been completed. Contact with adjacent property and business owners has been initiated.

Healthy Corridors: Englewood (and the South Broadway Corridor)

Project: Selected by the Urban Land Institute (ULI) for assessment as part of its national Healthy Corridors Initiative.

- The national panel will be in Englewood January 29 – 31, 2018 to assess the Corridor, conduct interviews, and present their findings/recommendations on January 31 in the Community Room, Second Floor of the Englewood Civic Center at 11:00 am. The public is invited to attend.

ECONOMIC DEVELOPMENT

New Businesses		
Bowen Newprod Corp., Inc.	2820 South Zuni Street	Manufacturing
Contento Coffee Corp.	3945 South Sherman Street	Manufacturing
Denver Countertops, Inc.	2101 West College Avenue	Manufacturing
Regency Electric, Inc.	4725 South Santa Fe Cir	Contract Construction
Proactive Physical Therapy	2700 South Broadway, Unit B	Health Care Services
The Collision Clinic	4050 South Broadway	Auto Repair

Grants

- **New Grant Program Launched in 2018**
 - **The Business Retention and Environmental Compliance Grant can fund the installation of gravity grease interceptors at area restaurants. Grants range from \$2,500 to \$5,000.**
- **Business Initiation Grant**
 - **Approved: Lulu's Furniture and Design - \$2,500 to fund tenant finish improvements.**
- **Business Acceleration Grant**
 - **Approved: Holistic Pathways – up to \$5,000 to fund tenant finish expenses associated with the addition of a new juice bar, which will diversify product offerings and increase sales.**

Workshops and Training

- Englewood partners with the Aurora-South Metro Small Business Development Center to provide training and one-on-one consulting. **To register for training or consulting, please call 303.326.8686. Upcoming opportunities include:**
 - **One-on-One Small Business Consulting: January 18, 2018**

Business Survey – Energy Efficiency Resources

- **Survey closes January 19, 2018. Englewood businesses are encouraged to participate in an online survey to provide feedback and preferences about voluntary energy efficiency and renewable opportunities. The City of Englewood and Xcel Energy have joined forces to increase awareness about energy efficiency resources available and determine best channels to reach the business audience. The survey is available at englewoodco.gov/doing-business or <https://www.surveymonkey.com/r/Z5569F5>**

Other News

- **3470 South Broadway: Duffer House. This space is approximately 5,700 square feet and will be a bar that features “life-size interactive games.” Opening date TBD**

- **3356 S. Broadway: Evening Elegance.** This new business will sell women's accessories, shoes, homegoods and lingerie. Opening date TBD
- **3494 South Broadway: Peace Cellar** will relocate from 3143 South Broadway. The store is closed the month of January to complete tenant finish at its new location.
- **3496 South Broadway: A yoga studio** has leased the space, and tenant finish is underway. An opening date has not been announced.
- **2750 South Broadway – Plans** are under review for a 3,786 building.
- **Broadway and Englewood Parkway:** Commercial Space at Broadway+Acoma Lofts, Unit # 3 is leased to PokeCity Hawaiian Bowl.
- **3396 South Broadway:** Table Top Tap is expected to open in **Spring 2018.**
- **3421 South Broadway:** One Barrel Bistro is expected to open **Spring 2018.**
- **2749 South Broadway:** Hair Salon is finalizing tenant finish plans and remodel will be underway shortly.

BUILDING

City of Englewood, Colorado Building Division Monthly Report - December 2017

	Number December, 2017	Number December, 2016	Number December, 2015	Number December, 2014	Year To Date December, 2017	Year To Date December, 2016	Year To Date December, 2015	Year To Date December, 2014
No. Permits								
Accessory	18	25	70	82	371	754	1425	2241
Building	58	51	49	47	611	524	474	391
Demo	6	20	1	2	84	71	47	26
Electrical	39	47	37	49	726	748	633	656
Mechanical	29	53	26	26	444	451	341	313
Plumbing	24	27	27	20	322	357	295	250
Total	174	223	210	226	2,558	2,905	3,215	3,877
Inspections								
Building	263	241	325	388	3502	4,187	4,169	3,678
Demo	5	1	7	0	65	48	34	18
Electric	195	188	232	183	2651	3,190	2,580	2,335
Mechanical	82	102	80	99	1197	1,278	1,018	970
Plumbing	88	120	106	110	1276	1,659	1,367	1,198
Total	633	652	750	780	8,691	10,362	9,168	8,199
Permit Valuation								
	\$7,246,460	\$4,508,886	\$4,500,145	\$3,917,450	\$98,839,201	\$89,612,480	\$131,600,463	\$121,890,242
Fees								
Licenses	\$11,025	\$9,075	\$8,175	\$8,880	\$133,350	\$138,775	\$126,401	\$129,675
Permit Fees	\$74,943	\$41,248	\$42,586	\$37,753	\$710,246	\$735,051	\$820,512	\$759,505
Plan Reviews	\$14,638	\$14,790	\$7,110	\$9,713	\$468,740	\$254,892	\$251,391	\$243,131
Use Tax	\$128,202	\$79,203	\$78,652	\$88,305	\$1,740,733	\$1,244,142	\$2,422,791	\$1,625,760
Total	\$228,808	\$144,316	\$136,523	\$144,651	\$3,053,069	\$2,372,860	\$3,621,095	\$2,758,071

ENGLEWOOD

Commercial Real Estate Report

The quarterly real estate report presents a three-month snapshot of commercial real estate trends and transactions in Englewood and provides a comparison to Metro Denver and Arapahoe County.

4th Quarter 2017

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	126	5,251	1,148
Existing Square Feet	1,704,214	168,248,365	43,589,709
Vacancy Rates	5.9	11.2	10
Average Lease Rates	\$20.63	\$26.59	\$22.66
Number of Lease Deals	10	643	162
Leasing Activity Direct (SF)	20,047	2,207,112	687,484
Leasing Activity Sublet (SF)	0	105,424	20,216
Square Footage Delivered	0	211,876	0

RETAIL

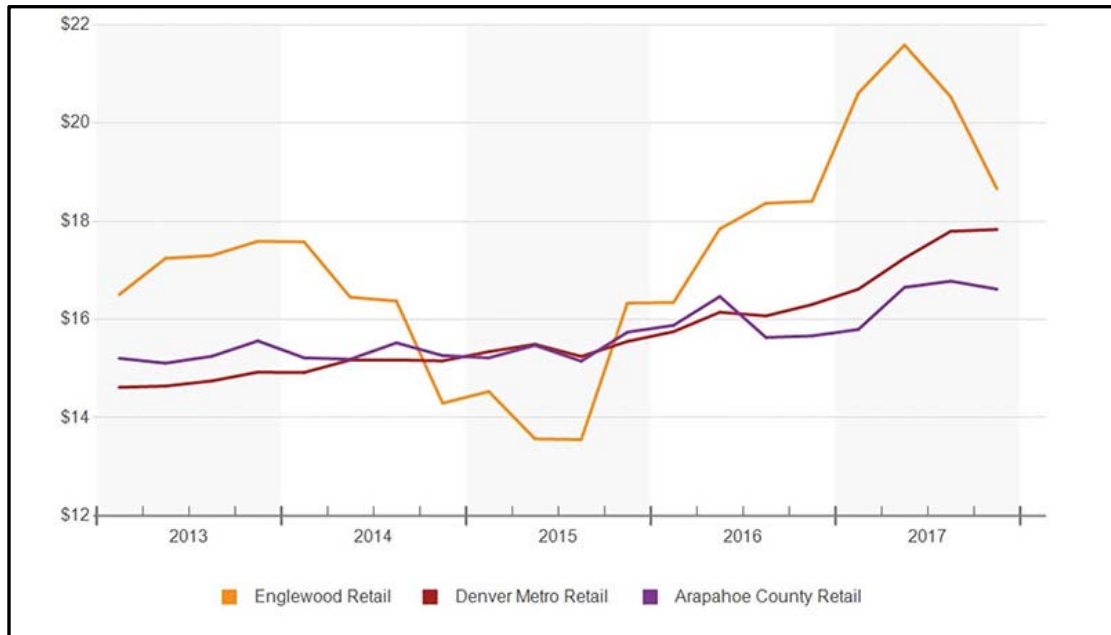
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	331	11,059	2,278
Existing Square Feet	2,721,355	152,478,810	38,077,735
Vacancy Rates	4.8	11.2	10
Average Lease Rates	\$18.93	\$17.87	\$22.66
Number of Lease Deals	7	284	75
Leasing Activity Direct (SF)	15,381	853,491	853,491
Leasing Activity Sublet (SF)	0	0	0
Square Footage Delivered	8,225	264,651	19,305

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	483	7,650	1,320
Existing Square Feet	7,925,795	235,406,070	29,208,893
Vacancy Rates	2.6	4.2	4.7
Average Lease Rates	\$8.73	\$8.20	\$9.93
Number of Lease Deals	9	206	44
Leasing Activity Direct (SF)	39,251	1,571,754	152,911
Leasing Activity Sublet (SF)	0	66,961	0
Square Footage Delivered	0	1,557,708	182,089

Retail: Asking NNN Rent Per Square Foot

Asking rents for retail in Englewood has increased steadily from the first quarter of 2015. The average NNN rent for retail in Englewood is \$18.46 per square foot, which remains above Denver and Arapahoe County averages largely due to a low retail vacancy rate of 5.2% and scarcity of space. A total of 169,549 square feet of retail space is currently on the market for lease in Englewood, most of which is represented by the vacant K-Mart building at Bellevue and Broadway. The average time on market for Englewood retail space is 2.3 months.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Renewal	3333 S. Bannock St.	5,578
	Unknown	2910 S. Tejon St.	4,800
	Unknown	333 W. Hampden Ave.	2,777
	Unknown	799 E. Hampden Ave.	1,519
Retail	Unknown	3470 S. Broadway	5,700
	Lulu's Furniture	3475 S. University Blvd.	2,560
	Unknown	3392-98 S. Broadway	2,000
	Unknown	4773 S. Broadway	1,566
Industrial	Unknown	2000 W. Union Ave	12,175
	Unknown	2606-10 S. Raritan St.	11,136
	Unknown	2375 S. Raritan St.	5,825
	Unknown	3910-10 S. Mariposa St.	4,375

ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110
303.762.2342 | commdev@englewoodgov.org

A searchable listing of available commercial real estate in Englewood is available at englewoodco.gov/doing-business



Data Source: CoStar Realty Information, Inc.

CITY OF ENGLEWOOD
2017 CALENDAR OF EVENTS

Thurs., Jan. 11	5:30 p.m.	Parks and Recreation Commission, Malley Recreation Center, 3380 S. Lincoln St.
	6:00 p.m.	District 1 City Council Member Interviews, Community Room
Tues. Jan 16	5:00 p.m.	City Council Study Session, Community Room
	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
	7:00 p.m.	City Council Regular Meeting, Council Chambers
Wed. Jan. 17	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Wed., Jan. 17	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Mon., Jan. 22	6:00 p.m.	City Council Study Session, Community Room
Wed., Jan 31	11:00 a.m.	Liquor & Marijuana Authority, Council Chambers
Mon., Feb. 5	2:00 p.m.	Malley Center Trust Fund, Malley Recreation Center
	6:00 p.m.	City Council Study Session, Community Room
	7:00 p.m.	City Council Regular Meeting, Council Chambers
Tues., Feb. 6	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers, City Council Conference Room
Wed., Feb. 7	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
Thurs., Feb 8	2:30 p.m.	Police Officers Pension Board
	3:30 p.m.	Firefighters Pension Plan Board
	5:30 p.m.	Parks and Recreation Commission, Englewood Recreation Center Aquatics Room, 1155 W. Oxford Ave.
Mon., Feb. 12	6:00 p.m.	City Council Study Session, Community Room
Tues., Feb. 13	3:00 p.m.	NonEmergency Employees Retirement Plan
	5:00 p.m.	Water & Sewer Board, Community Development Conf-Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room

Wed., Feb 14	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
Wed., Feb 14	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Tues., Feb 20	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
	6:00 p.m.	City Council Study Session, Community Room
	7:00 p.m.	City Council Regular Meeting, Council Chambers
Wed., Feb. 21	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Mon., Feb. 26	6:00 p.m.	City Council Study Session, Community Room
Wed., Feb. 28	4:00 p.m.	Englewood Housing Authority, EHA Board Room
Mon., Mar. 5	7:00 p.m.	City Council Regular Meeting, Council Chambers
Tues., Mar. 6	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Mar. 7	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
Wed., Mar 7	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
Thurs., Mar 8	5:30 p.m.	Parks and Recreation Commission, Community Development Conference Room
	6:30 p.m.	Transportation Advisory Committee, City Council Conf-Room
Mon., Mar 12	6:00 p.m.	City Council Study Session, Community Room
Tues., Mar. 13	5:00 p.m.	Water & Sewer Board, Community Development Conf-Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
Wed., Mar. 14	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Mon., Mar. 19	7:00 p.m.	City Council Regular Meeting, Council Chambers
Tues., Mar. 20	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Mar. 21	5:30 p.m.	Code Enforcement Advisory Committee (tentative)

TENTATIVE
STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL

Jan 11	District 1 City Council Member Interviews
Jan 16	Study Session City Council District 1 Candidate Deliberation (5-7 pm)
Jan 16	Regular Meeting
Jan 22	Study Session Police Building Project Update Biogas Utilization Project Financing Discussion LEWWTP Branding Discussion Council Policy and Rules of Order Review
Jan 29	5 th Monday – No Meeting scheduled
Feb 5	Study Session ADU Follow Up
Feb 5	Regular Meeting
Feb 12	Study Session Comprehensive Plan Check in Reduction of Speed Limit from 30 to 25 Throughout the Community Council Policy and Rules of Order Review
Feb 20	Study Session MUB1/MUB2 Commercial Code Requirements Discussion
Feb 20	Regular Meeting
Feb 26	Study Session Council Strategy Session City Council Policy and Rules of Order Review
March 5	Regular Meeting
March 12	Study Session? – NLC Conference
March 19	Regular Meeting
March 26	Study Session Police Building Project Update

April 2	Regular Meeting
April 9	Study Session
April 16	Regular Meeting
April 23	Study Session
April 30	5 th Monday – No Meeting Scheduled

FUTURE STUDY SESSION TOPICS

Board & Commission Presentations
 Englewood Arts Hampden Hall Agreement Update
 Small Cell Technology Discussion
 Youth Commission Discussion
 Building Use Tax Discussion
 Immigration Policy Discussion
 Home Rule Charter Amendment Discussion

Boards and Commissions

Board and Commission Interviews (January and June)
 Alliance for Commerce in Englewood Committee
 Board of Adjustment and Appeals
 Budget Advisory Committee
 Code Enforcement Advisory Board (May)
 Cultural Arts Commission
 Election Commission
 Englewood Housing Authority (February)
 Keep Englewood Beautiful Commission (May)
 Liquor Licensing Authority
 Fire Pension, Police Pension and Retirement Board
 Parks and Recreation Commission
 Planning and Zoning Commission (February)
 Public Library Board (June)
 Transportation Advisory Committee
 Urban Renewal Authority
 Water and Sewer Board



TO: Englewood Council Members

FROM: Alliance for Commerce in Englewood (ACE)
Andrea Manion, ACE Chair

DATE: January 3, 2018

SUBJECT: 2017 Update to City Council

This memorandum summarizes the activities and communications from the Alliance for Commerce in Englewood (ACE) for 2017. We welcome the opportunity to discuss these topics with Council at an upcoming study session. ACE held 8 meetings in 2017. Below is a summary of the ACE activities and accomplishments for 2017.

Business Visitation and Ambassador Program was successfully launched.

- Collateral materials were developed and included a professionally designed folder with business cards, a welcome letter from the Mayor, information about ACE, and an updated Englewood Business Resource Guide. At the bottom of this memo is an image showing the professionally packaged business visitation ambassador packet, which is provided to Englewood businesses.
- ACE conducted 31 on-site business visits. Attached is a summary of the business interview notes from each of these visits.

ACE members met with representatives from the following City departments and divisions that interact frequently with Englewood businesses:

- Economic Development
- Police Department
- Code Enforcement
- Business Licensing and Finance
- Public Works

ACE also met with representatives from Earth Treks, who presented information about their new Englewood facility opening in the Spring of 2018.

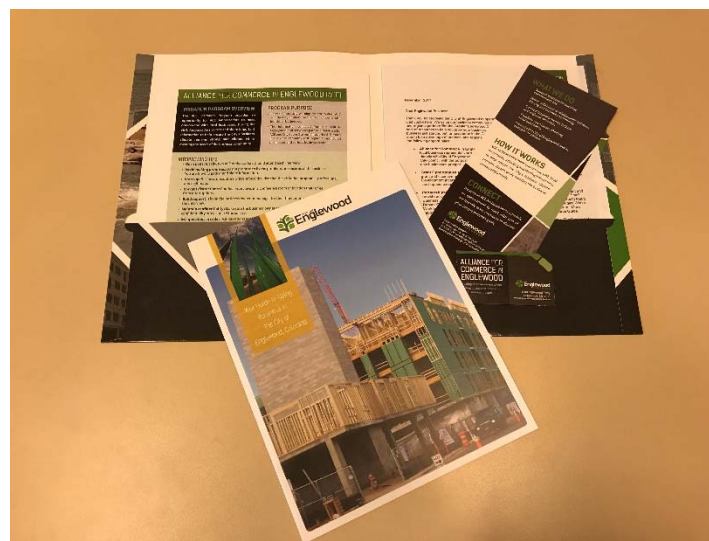
ACE Goals for 2018

- ACE will recognize businesses based on longevity. This will be done by mailing a letter and developing a certificate of appreciation and website "badge" that highlights the number of years in business.
- ACE will meet with the City's Economic Partners including the following: Aurora-South Metro Small Business Development Center, Rocky Mountain Employee Ownership Center, area Chambers of Commerce, US Small Business

Administration, South Pearl Street Business Association, Tennyson Berkley Business Association, and others.

- ACE members are encouraged to visit with two Englewood businesses each month.
- ACE participation in Small Business Saturday and Small Business Week.
- A representative from ACE will participate with the SBDC's working group to assist with the development of a Small Business Institute program in Englewood.

ACE Ambassador Portfolio



Business	Contact	Address	About	Why Englewood	What's good	Improvements?	City Help	Future Plans?	
Accudyne Products	Daniel Kenner	2835 S. Raritan	Small job shop/machine shop. In business since January 2016. 5 Employees	Good access to employees. Englewood is known for small, light industrial businesses. Denver is not manufacturing friendly.	Denver is not manufacturing friendly. Experien Opportunities to connect business to business are strong.		Networking with neighboring light industrial businesses to increase B2B opportunities	ISO 9000 Certification - lean manufacturing practice.	
High Plains Glass	Justin Fraley	2200 W. Bates	19 years in the industry. 8 years in business. Just relocated to Englewood from Sheridan. 3rd Generation. Several local clients - John Cook, Chipolte, US Bank, Viewhouse. Always looking for more commercial projects.	Grew up in the area, likes the central location for his business.	The growth of the area, development and growing client base has kept me busy.	Office end of the business, infrastructure, have employees to cover tasks to get off my plate.	Allowing me to bid on projects or when projects are going on. Keep me in the loop on development. Include me on development email.	Continued growth. Building out the office infrastructure of the business.	
Breakfast Queen	Kosta and George Vasilias	3460 S. Broadway	Lunch and Breakfast restaurant, other business ventures in the area	Bought existing restaurant		Street visibility (signage!) Unless you turn your head while driving down Broadway, you don't see the business, especially going 30+ MPH.	1. Parking Lot behind restaurant. Supposedly the city made an agreement with downtown business owners that the parking lot would never go away.2. Parking signage. No one knows the parking lot is back there, unless you are a local.	Very excited about more density and more businesses (even competition) in the area.	
Graphic Dimensions LLC	Donn Malley		Print broker, manufacturer & distributor of print materials. 15 years in business, 13 in Englewood. Used to be in Civic Center by Qdoba, downsized to just him and contract bookkeeper.	Centrally located good access in all directions - clientele is all over metro area	Repeat sales & large format printing.	More b2b sales and more visibility in Englewood.	Greater visibility for Englewood core businesses. Suggests business directory in order to contact and connect with other Englewood businesses. Also would like more business resources from city like help with bookkeeping and sales tax.	Retirement and possible sale of business.	
Hi Ho Service - Auto Repair	Chris Bishop	2101 West Cornell Ave.	28 years in business with 2 employees - father and son operation. Small auto repair and service shop. Sub-leasing space. Opened September 2016	Available space and out of Denver. Chris is happy to be out of Denver and away from expensive inspection fees and the occupational privilege tax.	Great site. No problems.	Industry changes are causing customers to seek 'cheap fixes' for their automobiles. This is driving down gross sales.	Recently resolved business licensing issue and outstanding fire code violations on property.	Stay in Englewood. No plans to grow business or modify space.	

Peace Cellar	Carrie Moore	3143 S Broadway	Create more peace and serenity though products and services	1. Feeling the change for the better2. Cheap Rent			1. Shop local on City Website. 2. Marketing Person 3. More city help for business 4. Tax Incentives 5. Police Presence6. Downtown Directory 7. Less Auto Dealerships 8. Wider Sidewalks 9. More City Events (especially Broadway). 10. Sales Tax Rebate11. Round-table w/ Ace 12. Sidewalk Sale 13. Merchant Happy Hour 14. Coffee w/ Council Other note: Walk into Denver City and it is really busy, walk into Englewood and its a ghost town.		
Physical Therapy of the Rockies	Matthew Cassidy		This is the second location for PT of the Rockies. The first center opened a couple of years ago in Littleton. The company plans to open up 4 or 5 more facilities throughout the metro area.	This is the second location for PT of the Rockies. The first center opened a couple of years ago in Littleton. The company plans to open up 4 or 5 more facilities throughout the metro area.	Location, location, location. The space works great.	Traffic on US285 can delay patrons.	Provided information on Englewood's neighborhood rehab program. The owner wants to participate and will invite his staff to volunteer.	Grow from 2 or 3 physical therapists to 5 to 6 therapists.	
The Guild - Co Working	Amy Sargent		The Guild is a new co-working space that will sell memberships to those seeking a 'community connection.' The guild will open in mid-September.	Location and access to public transportation options, including Light Rail, bus, and Art Shuttle. The site has free parking. Englewood is a good community and viewed as 'up and coming.'	Many people are understanding the vision of the Guild and have shown strong interest.	Amy appreciated the fact that Englewood has a DRT process to review projects before permit submittal.	Help connect members of co-working space (tenants) to community activities. Provided info on Neighborhood Rehab program. Provided information on Enterprise Zone tax credits.	This facility will be the largest co-working space in south metro Denver. Familiarize folks with the concept and grow the brand.	
Birdsall & Co.	Morgan Huston		Specialize in landscaping and urban garden plants and fixtures. In business for over 40 years. Current owner 4 years. Family business with 4 employees.	Priced out of Denver. Lease rates skyrocketed and Englewood was still affordable and has great visibility on Broadway. Enjoyed working with the property owner, Jon Cook, who was very accommodating and helpful in attracting this business to Englewood.	Great new location and facility. The space is ideal and on site parking is a big plus.	Not really.	Promote Grand Opening event.	Just settling into the new space. They will have a Christmas tree garden this season and will offer some new products (fountains, etc.)	

Mariposa Marketplace	Etta Wilkinson and Gail Neubert	3935 S Mariposa	Mariposa Marketplace is a multi-vendor shop featuring an eclectic array of merchandise including antique, primitive, vintage and mid-mod, repurposed and up-cycled furniture, home decor and collectibles. 4 vendors share space, but branded under one business "Mariposa Marketplace"	Lost lease in Littleton. Available space that was affordable and the perfect size.	Great deal on lease.		SBDC training classes and one-on-one consulting sessions to help market business.	Currently only open on select Saturdays. Would like to be open more frequently as demand increases.	
Solar Purpose	Cameron Quinonez	925 W. Kenyon #8	Full service solar and electrical contractor. Commercial and residential, 2 years in business, 2 months in Englewood, 16 employees	Great location, great price on lease, 12 month lease. Close to owner's home and close for employees.	Strong market and sees lots of potential in Englewood and vicinity.	Business resources. SBDC and Enterprise Zone. Partners in Energy - would like to engage on events related to sustainability programs with the City	Business resources. SBDC and Enterprise Zone. Partners in Energy - would like to engage on events related to sustainability programs with the City	Expand in Pueblo - second location. 12 months on lease, but wants to stay in Englewood	
Mountain Midwifery	Joel Ryan	3535 S Lafayette	Free standing birthing center	Location close to a hospital, ten years ago	Liked working with Englewood on recent expansion	Relationship with Denver Health EMS	EMS issues	They would like to build more birthing centers.	
Cochino Taco	Sean, Johnnie Ballen (Owner)	3495 S Downing	Opened 10/2016, fast casual dining	Has Squeaky Bean in Denver, owner lives in Englewood	Lunch very successful, efficient way to do "to-go" food, Friday nights very busy	Develop delivery or "to go" menu	Parking on street, 80% of staff live near the restaurant. Downing/old Hampden, liquor store/bus stop, trash	Delivery, to go menu	
HealthOne	Kevin Kucera VP Real Estate		Hospital and Medical Center	Swedish has been in Englewood for over 100 years	Volume increasing/campus is growing	Continue to explore local properties for expansion			

CBRE	Dan Burke		Healthcare leasing	Hospital office space	Growth		Do a great job but permits could be faster	New building across from Swedish	
A&A Sandwich Shop	Darryl Velgersdyk	4695 S. Windermere	Supplies food trucks with ready-made foods and food items. Also offers food prep space for food trucks. Serves about 50 to 70 food truck vendors.	Wanted to buy his property. Available and great location.Number of employees = Owner+4	Food truck business is booming!	Owner is thinking about the next steps for his business - he is interested in retiring.	Interested in meeting with SBDC consultant to discuss succession planning.	retirement and possible sale of business/real estate	
Bufa Mexican Grill	Juan Gomez	2950 South Broadway Unit B	Mexican Restaurant. His first venture / brick and mortar operation.Traditional family style Mexican food.Currently 6 employees.	Location and great price. He initially wanted Colfax and Broadway, but that location was too expensive.	Opening the business in a former restaurant was plug and play. Juan had very positive comments about his dealings with City licensing staff (liquor and business)	He plans to grow staff to 12 employees over the next several months, as sales increase.He wants to have liquor sales and is working on a full liquor license.Opening in a space where a business failed was hard to deal with utilities due to delinquent payments (Xcel and Comcast)	He would like to partner with the City and he is happy to be a resource (gathering place) for the City.He can host events at his restaurant or cater an event.	Add employees and ramp up sales.	
Broadway Brew Supply	Jose Quinones	4391 S. Broadway, Englewood, CO 80113	We supply home brew supplies specifically for beer, cider, wine and other fermented beverages.	There was a previous brew supply store in this same location. It made sense to open in this same spot to capture the previous client base. Also there are few competitors in this end of Broadway. We did look at Denver and Littleton and thought that it was an easier process to open a business here.	Once we had our large outdoor sign up, many more people realized we were open and started coming in. We also enjoy the business networking and Englewood Chamber for helping start our business.	We are wanting to host an event on May 6th and have started the application process with the city. Much of the document does not apply to our small event, so much of it I have marked as "N/A" so far. It might be nice to have a shorter or streamlined version for smaller events.	I don't see anything really. The sales tax process on-line is very easy and I like it much better than the state version.	We just opened on January 27th, so our future is really trying to grow our current business. We may consider additional ideas down the road, but our focus is primarily on making this successful.	

CNC Machine Shop	Travis Sutton	1545 W. Tufts Ave Unit H	One man machine shop. 2 pieces of equipment. Operating in Englewood for about 1 year.	Available space at a cost-effective price.Licensing the business through Englewood was very easy.Examples of products include:	Great location and lots of work as a job shop. Started out working on paint ball guns then evolved into a job shop. Snowboard bindings and metal fabrication	Would like to consider adding an employee in the future.Would like to start offering classes to High School aged kids. Englewood Schools no longer offers this training.	The owner is interested in the SBDC training and business planning class. He is also interested in a business initiation grant to add an employee.	Keep up with demand and add an employee. Offer training to HS students.	
Positive Vibes/Community Service Apparel				Both businesses expressed that they chose Englewood because of the feel and look of downtown. Both opened stores in Englewood as opposed to Denver because they felt being in Englewood would have more opportunities for growth since Englewood has no unique or cultural identifier yet and they feel they can contribute in help creating one and draw people into the area. In Denver, their products wouldn't stand out as much with all the other similar stores and in Englewood they can be unique.	Both businesses are really good at bringing the community together and getting people to come in and check out their stores.	Both would like to improve the whole business community on Broadway by doing more events and drawing more people to the area. They want to increase the night life and make Englewood a destination place not just a drive thru. They also would like to see more diverse mixed media art in downtown and have ideas for a beautification project to add murals on stores, in alleys, and in the walk through area by Brew on Broadway. Positive Vibes is currently working on getting a mural painted on the side of their shop that relates to Englewood history and they plan on meeting with Doug	Both businesses felt there needs to be more lighting downtown, like how Iodo looks, so people know it is ok to be out at night and they feel safe. They also expressed concerns with the massage parlor next door. The questionable activity next door deters customers from going into their shops and some of their customers have complained directly to them about the massage place. They have constant trouble with cars idling in front of their stores and all the trash buildup.	Both businesses will be working on getting the community together for some fun events. They have an idea for a Final Friday, like First Friday, to get businesses along Broadway to hang art and have people walk through and view. This will increase awareness to Englewood and its unique businesses on Broadway. Holding it on the last Friday of the month as opposed to the first Friday of the month will mean we won't be competing with Santa Fe and Rhino districts and creates another day for people to get out. They also want to plan a block party by getting Broadway to shut down so there can be stages with musical entertainment, live demonstrations, food trucks, and Englewood businesses can have booths to promote their products. Ricky from Community Service Apparel expressed	
Kaladi Coffee	Andy Melnick	2823 S. Broadway	This is their second location. They have an original store in Denver. It is a coffee bar and they also have a manufacturing component for roasting coffee beans etc.	They chose Englewood for to this particular location. This location gives them the necessary space they need to for their manufacturing component.	The location is still getting up and running but they do appreciate the space they have available for the manufacturing.	Kaladi coffee in Englewood is trying to increase its retail customer accounts. It also needs to find an artist to display their works in the store. Right now he has his own art work up but he would much prefer a local artist. (Do you think Ricky can help him with this?)	He would like to know why there are no post office boxes on Broadway?	Kaladi coffee's future plans are to grow.	

Access Printing	Jenny Icabone	3384 S. Broadway	All printing products: business cards, flyers, post cards, banners, stickers, trifold. They opened in Oct. 2009 and were inspired by a previous family business.	They are happy with Broadway since there is very little need to advertise outside of just being on the busy thoroughfare. They also like the diversity of other business types in the immediate area.	They recently made a new edition to their business with an upgrade in equipment. Because of this new edition they currently don't feel the need for improvement in the day to day operations. They do feel they	They recently made a new edition to their business with an upgrade in equipment. Because of this new edition they currently don't feel the need for improvement in the day to day operations. They do feel they need to improve their social media presence.	Access printing is happy with the City of Englewood for allowing the permitting for the residential apartment buildings that have gone up recently and are in construction now. They are concerned about the parking though for these projects and are wondering why there is no underground parking being built. "We don't want Englewood to become Cherry Creek."	Access printing is planning on staying in Englewood in the future. They plan on having more retail in their store and web expansion. They are also want to cultivate clients that have a continuous flow of work they need done (not just special projects).	Access Printing message to the City: "Police do a great job! Very happy with Englewood."
RMK Cartridge INC	Matthew Skinner	2701 W. Oxford #4	Sell ink and toner and office supplies, re-manufacturing	Originally chose Englewood, central area within the metro are so he could be easily accessible for customers. Englewood felt like a hub in the metro area. Now they can stay in Englewood because they enjoy the city and life in Englewood. Better competitive rent rates than other cities.	Just moved to a larger space with less rent. Also many of his competitors have shut down so customers are looking for their services. He has longevity with his current customer	More good customers	If the City would promote Englewood businesses, promote local business. Better communication with businesses from the city and the mayor. The transient population is becoming quite an issue in Englewood should help with that growing issue.	Thrive! Wants to do more with the new larger space. He is hoping to grow the business due to the recent decrease in overhead from the move.	
Soulstice	Ann Brooks	3470 S. Sherman St, Suite 3	massage therapy, peri-operative therapy, treatment around surge, workmans com, medical based therapy	Center of the metro area, center of health care in the region	How specialized we are with what we do	Raising awareness in the community not only with other health care providers but also with the community as a whole. Possibly a "next door" type site for Englewood business. A way to cross promote with other Englewood businesses	4 way stop at Sherman and Old Hampden, is there still assistance with signage? Is there an incentive for building improvement	Keep more healthcare in the area. More satellite offices. Franchise along the Front Range. Do this type of therapy in existing massage clinics.	
Scented Studio	Mrs. Vasilas	3437 S Broadway	Sells scented oils, fragrant and essential oils. Also offers classes and group Sells gift products for home, bath and body. parties to make custom oil creations. Opened May 20.	Great location downtown. To be closed to family. Relocated from Cherry Creek North.	Location, visibility and great space.	Parking. The area is better than Cherry Creek North, but keep parking in mind for retailers.	Interested in Business Initiation Grant to fund signage and new storefront.	Offer more classes, parties and gatherings.	

Kinkade Dental Studio	James Kinkade DDS	1610 E Girard Pl. Suite B	General practice dentist, no orthodontics or periodontal surgery	Most convenient location with the south metro suburbs. He had worked in Englewood before he opened this practice and he liked Englewood.	No need for marketing. Consistent patient flow.	Dealing with the unhappy subset of patients due to insurance coverage and understanding.	No idea how Englewood could assist his business.	Continue to serve the patient base north of Hampden Avenue.	
Englewood Propane	Troy Freeman	1917 W Cornell Ave.	Propane cylinder fill and re-fill for both residential and commercial	Family had owned the property since the 1960's and he opened up his business in 2009	Very loyal customer base, also serve many local businesses. Since they have good customer service and delivery they get repeat business.	All is going well now.	Englewood has already been helpful by providing good inspectors. The city also uses them now for the city's propane needs. He is concerned that Englewood doesn't have any available signage/improvement funding available for businesses that are not on Broadway or near Civic Center	Continue to grow within the Englewood area	
Colorado Used Bookstore	Patty Pledger	3461 S. Broadway	Buy and Sell Used Books	She didn't choose Englewood. She took over the store from the Swindle family in 2013. The store has been in Englewood for thirty years.	The longevity of the store. The fact that people are already aware of its existence.	PARKING, She probably wouldn't have moved the store to Broadway if she had known about the parking situation.	Make sure she has parking available for her business.	Keep buying and selling books.	
Dodd Manufacturing	Sean Dodd	3999 S. Mariposa St	Small job shop/machine shop.	Great location and available space	Demand is strong & growth	All is going well now.	Business Grant to support electrical service upgrades to install new machinery	More permanent location in Englewood	
Signal Graphics	Dan Miller	5120 S. Broadway	Quick printing, copy, print.	Location, Location, Location	Steady volume	Easier marketing	Been happy with the city, Loses customers due to sales tax in Englewood	Unknown, plans to sell franchise his 25 year contract is up.	

The Toy Box	Michele Davison	1235 E Hampden Ave	Business offers pet grooming, pet food and supplies	Used to work at Pets on Broadway, she went out on her own business and wanted to stay in stay in same radius of her clients. Most of her clients followed her.	She finally figured out advertising that works for her	She would like to grow and expand her clientele	<p>Michele is experiencing a lot of problems with the homeless. There is a lot of loitering, leaving trash and syringes and lots of theft. She has had to install security cameras and put of beware of dog signs. Englewood PD contacted but not much done.</p> <p>She is also experiencing a lot of power outages which has happened 4-5 times in the course of 6 months and power out between 2 to7 hours which she has had to send wet dogs home with her clients.</p> <p>She would like to see stronger renter codes implemented in Englewood. She has noticed her landlord has withheld some information about electrical problems in the building and the tenants have had to fix and update themselves. She feels this is unfair since he was not honest about it and the tenants have had to pay for the improvements in order to run their businesses.</p> <p>She would like to see BBQ for business owners every year so she can meet other business owners in Englewood in a casual setting</p>	Michele would like to hire employees and maybe possibly open another location	
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